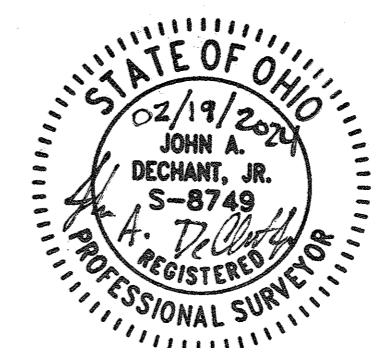
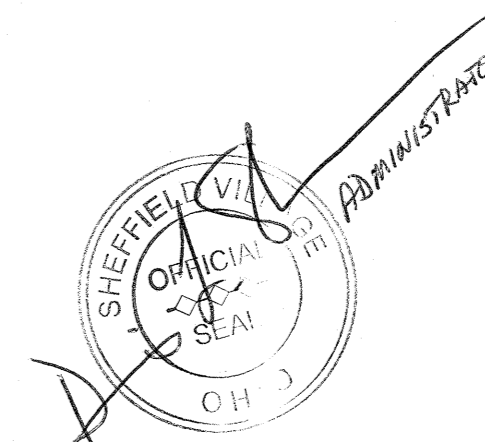
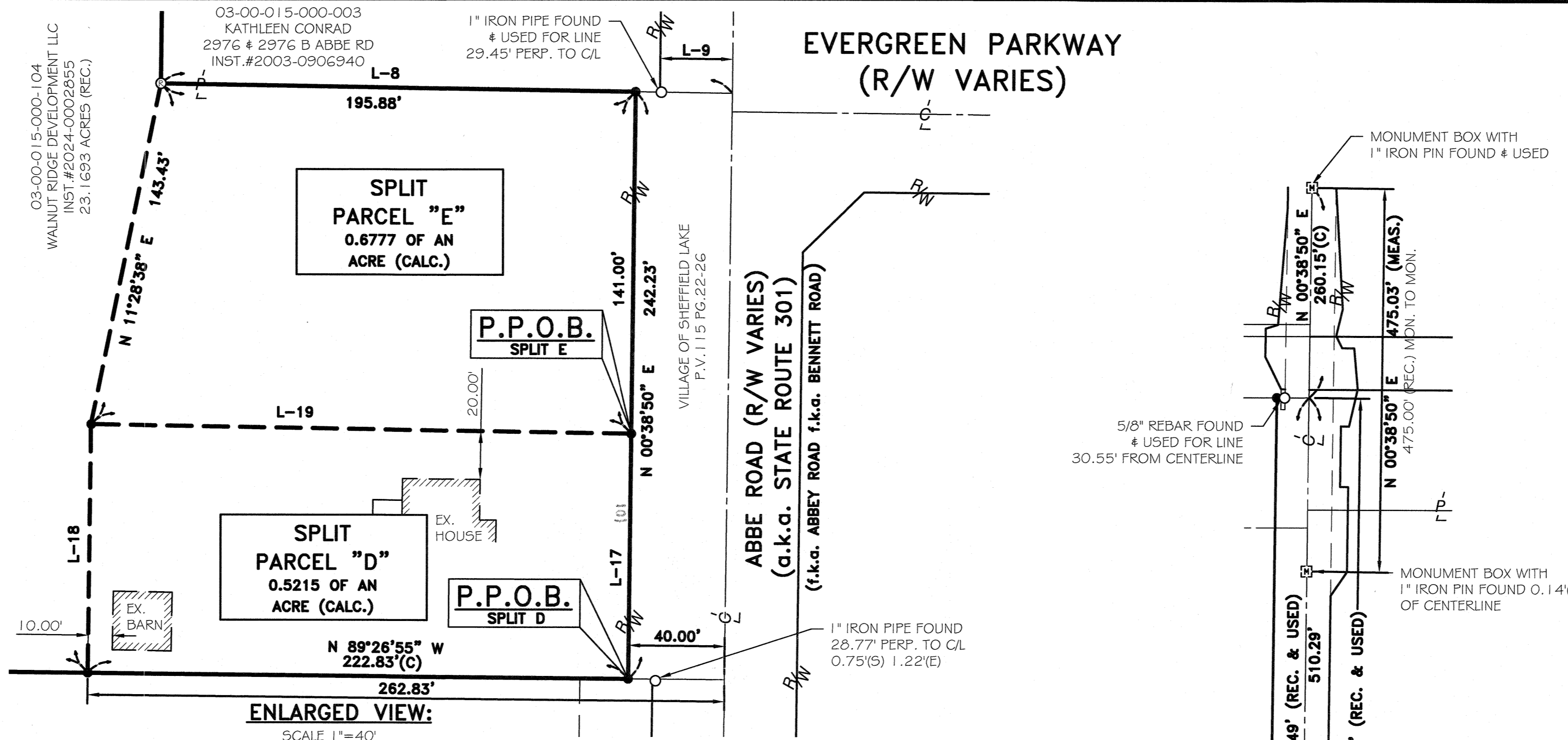


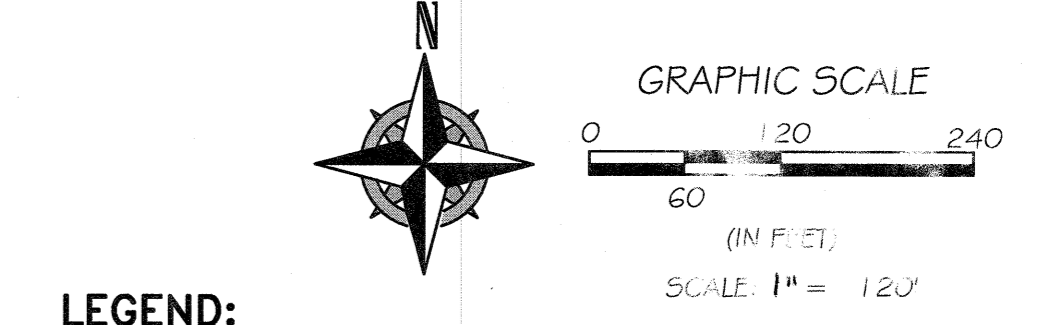
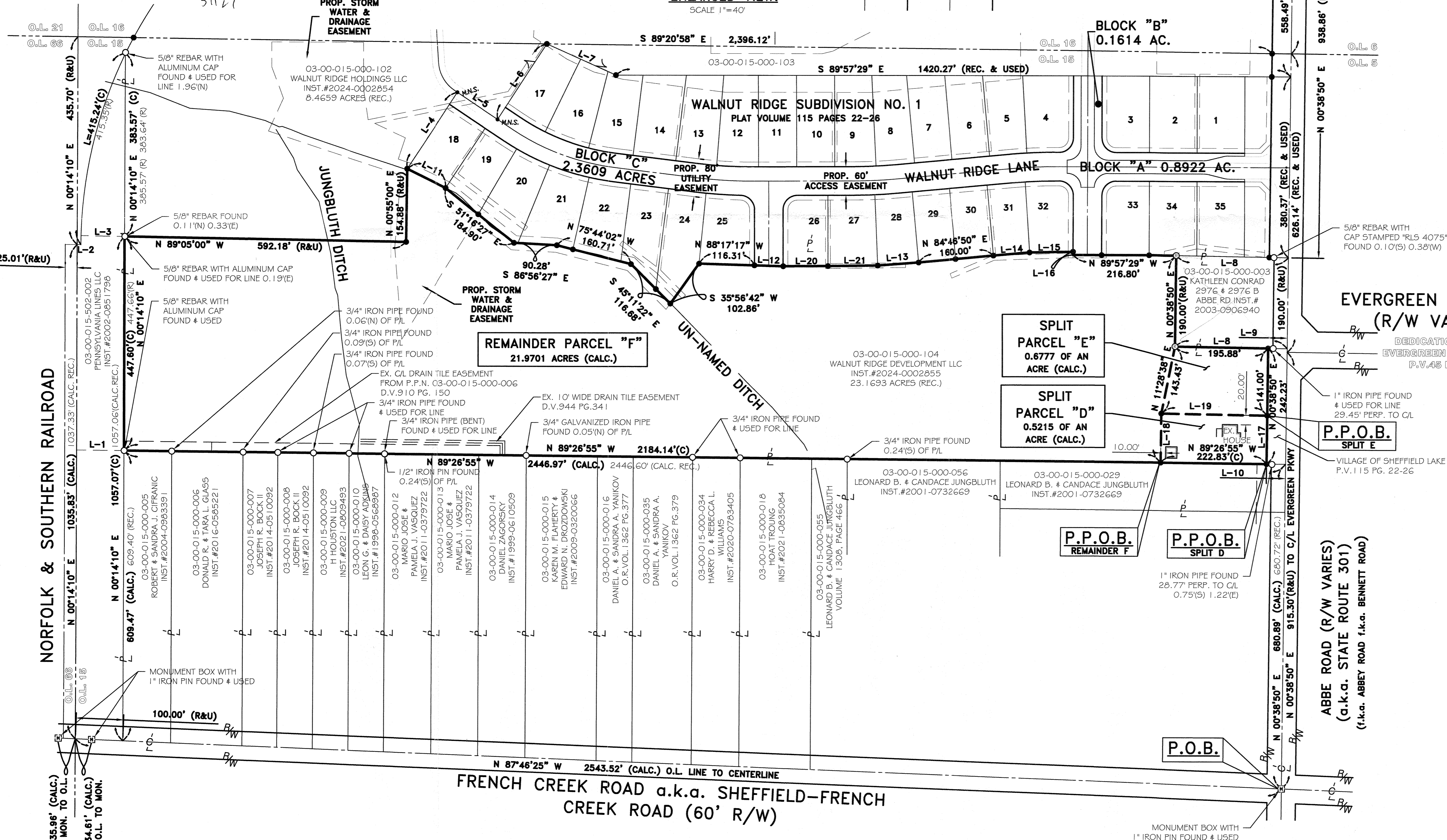
LOT SPLIT SURVEY

FOR
WALNUT RIDGE DEVELOPMENT, LLC
 SITUATED IN THE VILLAGE OF SHEFFIELD,
 COUNTY OF LORAIN, STATE OF OHIO,
 KNOWN AS BEING PART OF
 ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 15

APPROVED
 LORAIN CO
 MAP DEPT
 DATE 2/28/24
 PAGE 03-00-015
 BY WRZ
 24-04623
 51127



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	99.94' (C) 99.95' (R)	N 89°26'55" W
L-2	8.00' (R&U)	N 89°45'50" W
L-3	91.75' (C) 91.87' (R)	N 89°03'00" W
L-4	192.02' (R&U)	N 33°29'14" E
L-5	101.59' (R&U)	N 56°30'46" W
L-6	188.62' (R&U)	N 33°18'03" E
L-7	158.97' (R&U)	S 65°53'34" E
L-8	235.88' (R&U)	S 89°05'00" E
L-9	40.00'	N 89°05'00" W
L-10	40.00'	N 89°26'55" W
L-11	90.70'	S 63°37'09" E
L-12	60.19'	N 88°17'40" W
L-13	86.50'	N 85°43'46" E
L-14	76.41'	N 85°00'31" E
L-15	91.48'	S 88°55'28" W
L-16	6.83'	S 00°02'31" W
L-17	101.23'	N 00°38'50" E
L-18	102.65'	N 00°58'50" E
L-19	222.83'	S 89°05'00" E
L-20	94.01'	N 89°50'52" E
L-21	104.50'	N 89°21'06" E



LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
- 5/8" REBAR FOUND WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
- ▣ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- P/L PROPERTY LINE
- CL CENTERLINE
- R/W RIGHT-OF-WAY

BASIS OF BEARINGS:
 BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CURRENT CENTERLINE OF ABBE ROAD AND IS ASSUMED TO BE NORTH 00° 38' 50" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN MARCH AND APRIL OF 2021.

REFERENCES USED:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- LOR-301-24.37 CENTERLINE PLAT DATED OCTOBER 11, 1994.
- LOR-301-24.37 P.L.D. 4032 RIGHT-OF-WAY PLANS DATED SEPTEMBER 6, 1995.
- PLAT OF SURVEY & PARTITION FOR DURHAM HOLDINGS, LTD., NEFF & ASSOCIATES THOMAS J. NEFF, JR. P. 5-7065, DATED SEPTEMBER 15, 2006.
- PLAT OF PROPOSED PROPERTY TO BE ACQUIRED FOR THE LAKE ERIE & PITTSBURG RAILWAY COMPANY, LOR-90-13.01, DATED APRIL 4, 1968.
- BOUNDARY SURVEY FOR CONSOLIDATED RAIL CORPORATION, MANNIK & SMITH INC. JAMES A. BROADWAY P. 5-6909, DATED JANUARY 16, 1990.

P.P.N. 03-00-015-000-104
LOT SPLIT SURVEY
 VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO

RAFTER A, LTD
 LAND SURVEYING - ENGINEERING - TESTING
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 440-707-4014 - www.raftera.com - info@raftera.com

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 PH: (419) 682-6017

DRAWN BY: JAD
 CHECKED BY: BDA
 RAF JOB NO: 2529C-24

SHEET: 1 of 1